

MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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Committee/Board/s	Zoning Board of Appeals
Day, Date, and Time	Thursday, February 9, 2017 at 1:00 PM
Location / Address	4 Fairgrounds Road, Nantucket, MA PSF First Floor Community Room
Signature of Chair or Authorized Person	Eleanor W. Antonietti, Zoning Administrator
WARNING:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA

PLEASE LIST BELOW THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING.

- I. CALL TO ORDER:
- II. APPROVAL OF THE AGENDA:
- III. APPROVAL OF THE MINUTES:
 - January 12, 2017
 - January 17, 2017
- IV. OLD BUSINESS:
 - 41-16 Linda Mason
 CONTINUED TO MARCH 9, 2017

23 Monomoy Road

Beaudette

V. NEW BUSINESS:

■ 36-16 Loren H. Kroll & Norma J. Goldman 24 Coffin St. Beaudette **REOUEST FOR WITHDRAWAL WITHOUT PREJUDICE**

Applicant is requesting Special Permit relief pursuant Zoning By-law Sections 139-30.A and 139-16.C(2) to validate an unintentional side yard setback intrusion caused by the siting of a porch 9.5 feet from the side yard lot line abutting West Sankaty Street, where a ten (10) foot setback is required pursuant to Section 139-16.C(3). In the alternative, and to the extent necessary, Applicant requests

relief by Variance pursuant to Section 139-32 to allow said setback intrusion. The Locus is situated at 24 Coffin Street, is shown on Assessor's Map 73.4.1 as Parcel 52, as Lot 2 upon Plan No. 2012-37. Evidence of owner's title is in Book 1456, Page 168 on file at the Nantucket County Registry of Deeds. The site is zoned Sconset Residential 1 (SR-1).

 40-16 Sankaty Head Golf Club Action deadline May 10, 2017 100 Sankaty Road

Dale

Applicant is requesting modification of prior Special Permit relief to alter and expand a pre-existing nonconforming use in order to construct four new duplex cottages to be used for on-site employee housing pursuant to Zoning By-law Section 139-33A(1). The proposed work will meet all dimensional and parking requirements of the By-Law. Applicant also requests a modification of prior Variance relief pursuant to Zoning By-law Section 139-32 to allow for duplex dwelling units in each cottage or, in the alternative, a primary dwelling unit and accessory apartment in each cottage. The locus is situated at 100 Sankaty Road, is shown on Nantucket Tax Assessor's Map 49 as Parcel2, and as Lot 2A on Land Court Plan 9548-C. Evidence of owner's title is registered as Certificate of Title No. 1308 in the Nantucket County District of the Land Court. The site is zoned Limited Use General 3 (LUG-3).

• 05-17 141 Main Street, LLC Action deadline May 10, 2017

141 Main Street

Dale

Applicant is seeking relief by Special Permit pursuant to Zoning By-law Section 139-33.A to remove and reconstruct a pre-existing nonconforming in-ground residential swimming pool to be relocated from the westerly side to the northerly (rear) side of the dwelling. The Locus is otherwise dimensionally conforming. The Locus is situated at 141 Main Street, is shown on Assessor's Map 41 as Parcel 172, upon Plan No. 2005-61. Evidence of owner's title is in Book 1566, Page 331 on file at the Nantucket County Registry of Deeds. The site is zoned Residential Old Historic (ROH).

VI. OTHER BUSINESS:

■ 051-03 Rugged Scott, LLC Rugged Scott *a/k/a* Beach Plum 40B Humphrey Action Deadline February 20, 2017

The Applicant seeks a determination that proposed changes to the architectural plans approved with the Comprehensive Permit, as amended, may be considered insubstantial pursuant to 760 CMR 56.05 (11)(a)(b), and as such, may be authorized by the Zoning Board of Appeals. The proposed changes consist of the installation of an in-ground spa upon Market Rate Lot 2, also known as 3 Wood Lily Road, of the 40B development known as Beach Plum Village.

VII. ADJOURNMENT.